

TAMARAC LAKE COLONY
BOARD OF DIRECTORS
Minutes of Regular Meeting
Thursday, September 26, 2019

Meeting called to order at 7:02 p.m. at Brookwood Blvd, Tamarac, FL 33321. Quorum established.

ATTENDEES

Lorraine Morales, Vice President, Chair
Steve McKenna, Treasurer
Carol Gagnon, Secretary
Barry Harris, Director at Large
Sue De Pasquale, Director at Large
Irving Rivera, Director at Large
Denise Watson, Property Manager
Mike Devlin, Devlin Roofing

ABSENTEES

Lionel Nimmo, President (excused)

APPROVAL OF MINUTES

Motion by Barry, seconded by Steve to accept the August 14 meeting minutes as read. All in favor MC.

Motion by Sue, seconded by Steve to accept the August 29 meeting minutes as corrected (spelling error Canella). All in favor. MC.

VICE PRESIDENT REPORT

- Mike from Devlin Roofing will give short presentation on the carpentry needs at the community and how they can fulfill them (trellis and trims) as Koke Remodeling has submitted their resignation.
 - Want to use a wood alternative for the exterior wood trims. Per code have to use like to like for replacement building materials. Pressure treated wood should not be used for fascia or trim work as meant for trellis and deck work and not meant to be painted or caulked. Issue is existing trim is rough sawn style that is no longer readily available for replacement and therefore expensive. Suggested alternatives to wood replacement (\$1.42 foot) based on Lowes prices: cement board \$1.92 foot, vinyl PVC \$2.54 foot, PVC deck wood \$1.75 foot. Recommend using the PVC deck wood as can get in dark brown color that won't have to be painted that only need to install with tap con screws and won't rot.
- A homeowner would like to establish a new committee to examine the proposed repairs given to the property manager to ensure that TLC remains a desirable place to live for the benefit of the community property values and the betterment of the community as a whole. The Maintenance Assistance Team consisting of 3 to 4 homeowners would review and inspect repair requests before a proposal is obtained to try and figure out causality and responsibility of repairs (homeowner vs HOA). The committee would report their findings to the board with recommendations. Denials would need to be confirmed by the attorney and followed up with photos and reasons. The goal is to reduce the costs to the HOA.
- Lionel and wife are expecting a baby.
- Mike Devlin left the meeting at 7:33 pm.
- Barry Harris left the meeting at 7:46 pm.
- Will ask attorney if can reduce the amount of trellis boards that are being repaired/replaced to save costs (\$90 a board) or if need community vote.
- New renters in August:
 - Andrea Jones at 7014 Nandina Lane

TREASURER REPORT

- No AR or bank statement available for the meeting
- The final budget is not ready due to waiting on how any additional amendments on windows/doors/gutters end up going.
- There will be another open meeting to discuss the final budget at some point.
- Sprinkler repairs continue to cost a lot but after everything is fixed costs should be greatly reduced.

ISSUE LOG REPORT

- The residences that had project proposals with Koke remodeling that were approved were informed of the delay to their trellis repairs (four total) by Irving
- Unable to get quotes for three new trellis issues by Devlin before the meeting.
- Eleven things completed this month. One survey returned.

COMMUNITY ACTIVITY REPORT

- September recap:
 - Two members had medical issues
 - Lionel was the clubhouse opener for the events
 - Line dancing had 6 participants and yoga 4 for each of the two sessions (8 total)
 - Wine tasting was cancelled due to the hurricane
- Future October events: Wine and Cheese Social, Poker Night, Yoga, line dancing, family Halloween night

PROPERTY MANAGER REPORT

- Seven items were completed under the threshold of \$250:
 - Repaired wheels on exterior sliding door to family room at 7068 Lantana by Barter Doors for \$174.90.
 - Two bike chains for the two sandwich board signs that will be put out at the two main entrances by Denise for \$27.74
 - Replaced garage door seal at 7137 Wisteria by Coast To Coast Garage Doors for \$120.
 - Cleaned and repaired gutter at 7238 Solandra by Complete Gutter for \$110.
 - Repaired gutter at 7023 Marlberry by Complete Gutter for \$75.
 - Cleaned and repaired gutter at 7122 Canella by Complete Gutter for \$110
 - Repaired wheels on exterior sliding door to family room and exterior bedroom sliding door at 7070 Lantana by Barter Doors for \$240.75
- Taped notification of the correct day to put bulk garbage out was done on the residences of Carrisa Court.
- Six residences were issued violations that were complied with:
 - Shutter violations: 7201 Primrose, 7223 Primrose, 7221 Primrose
 - Trash violation: 7202 Primrose, 7204 Primrose
 - Landscape violation: 7115 Mimosa
- The irrigation part warranties for items installed by Gem Lawn are for one year past the date of invoice. The list will continue to be updated and the serial numbers will be added.
 - Invoice 14086: ESP module, Rainbird station module, Rainbird 2 station module, pump start relay all for clock 2 on 8/5/2020
 - Invoice 14170: Berkley 7.5 HP pump and motor, pump start relay 240V, ESP module controller, 6 station expansion module, hot stop for pump all for clock 3 until 9/5/2020
 - Invoice 14171: K-Rain 24 V pump start relay for clock 5 until 9/20/2020
 - Invoice 14195: LSP clock and 6 station expansion module all for clock 5 until 9/20/2020
- The new cement window trims did not turn out as expected and will not pursue additional similar work.
- The new front doors to be put in (5 doors) had a delay as the city no longer allows Serafina to sign the permits, the homeowners must sign. Serafina went to the homeowners and got their individual signatures, notarized them and sent in the paperwork which was approved. After the doors are installed, they will be white and need to be painted to the appropriate brown color. The “free” painted installed test door at 7112 Carissa did not work out well and will be corrected. Four doors have arrived and are awaiting installation.
- The issue with hiring handymen is that they need to be insured when they come on the property to do work and that raises the cost of repairs.
- There were two approvals via email by the Board of Directors for Gem Lawn irrigation repairs to be done in a timely fashion during the wet checks:
 - Invoice 14196 - \$3,354.06 clock 3 valve repairs
 - Estimate 1080 - \$559.53 clock 5 repairs
- The city of Tamarac cleaned the canals and are treating for algae. The contract with All State Resource will be cancelled (following 30-day notice, \$249 a month).
- The new rear pool gate and front gate spring work will be done September 27.
- The anticipated September 20 installation date for the new mailboxes was delayed. The new estimated installation date is either October 7th or 11th. The installation would be within a four-day period (October 14th to 23rd). Once they are all installed all homeowners would get new keys. The block captains will meet at the clubhouse and assist in key distribution.
- New air conditioner control panels were installed at the clubhouse due to the age of the old units and that someone programmed them down to 70 degrees during the day when not needed. Lock boxes will be

installed over the new controls at a price of approximately \$175 at a later date. The conditioner drain lines were also blown out at the same time. The units are currently old but still running well. Will need to budget new units being installed to code.

- Towing company status is that Affordable Towing has not been servicing the property as they say have no contract, but they do. Getting quotes from 2 other towing companies. When change companies will remove all of the old towing signs and replace with new. When set up a new account and designated persons call for tows there typically is no charge for the tow to the HOA. If set up program with monitoring, then there will be a fee charged to the HOA.
- The fire department was called by a resident concerned with the blocking of the hydrant by parked vehicles. The city has issued violation that need proper road hash tagging and signage for the fire hydrants. This is permit required.
- Will get quotes from Beautiful Mailboxes for metal posts and new signage after the mailbox replacement project is completed for bad/needed signs currently on property.
- Stay Clean was to wash the sidewalks, tennis court and entrance walls at University but was in car accident and has to delay the work.

ACTIONS TAKEN

Motion by Steve, seconded by Barry to approve the forming of the Maintenance Assessment Team and see how it works. Sue abstained. Four in favor (Lorraine, Carol, Steve, Barry). MC.

Motion by Steve, seconded by Sue to have four previously approved repairs by Koke remodeling to be completed by Devlin Roofing: 7130 Canella Court 12 new trellis \$1,180, 7062 Lantana Lane A frame siding \$2,150, 7045 Marlberry 18 new trellis \$1,965 (tabled 2' of fascia trim for \$75 on garage), 7113 Mimosa 15 new trellis and gutter reattachment \$1,450. All in favor. MC.

Motion by Steve, seconded by Sue to have root pruning and barrier installation and sod replacement at 7223 Primrose as irrigation is working in this area by Lawn Enforcement for \$580. All in favor. MC.

Tabled the work to install bushes to hide the pump boxes at Primrose and Brookwood as need to see if bushes are required to hide them by the city.

Tabled the waiting on wood trim replacement at 7023 Marlberry Lane for 5 windows and 7110 Carrisa for 2 windows until decide on final product selection as not doing concrete trim.

Tabled the painting of the new doors and frames until get additional quotes.

Tabled the replacement of the temporarily repaired wood walls on the pump houses at Primrose and Brookwood with concrete walls until get bid by Devlin also

Motion by Sue seconded by Steve to have front door and sidelight replacement at 7002 Nandina Lane for \$1,950 by Panariello Window and Door as was approved last year but did not happen. All in favor. MC.

ASSIGNMENTS

1. Serafina keep board updated on work done by Alazar School regarding the plants on the property line.
2. Serafina to ask Devlin about the possibility of reducing the number of trellis boards being replaced by spacing them out further to cut costs for repairs
3. Serafina to get bids for the painting of the newly installed doors. Cost should be less for doors with no sidelights.
4. Serafina to check with Better Pools and Spa about having the spa set to a lower (cooler) temperature at night in response to a complaint by 7108 Carrisa for pump noise at night when it turns on to regulate the heat of the spa water.
5. Serafina to get tow company quotes for monitoring Fridays to Sundays as seem to have weekend issues with parking recently.
6. Serafina to gets bids for fire hydrant road hash tagging and signage.
7. Serafina to get bids for wood trim replacement at 7023 Marlberry lane for 5 windows and 7110 Carrisa for 2 windows when decide on final product selection as not doing concrete trim
8. Serafina to see if bushes are required by the city to hide the pump boxes at primrose and Brookwood and get an additional bid for concrete wall replacement by Devlin Roofing

Motion by Sue, seconded by Steve to adjourn the meeting at 8:42 p.m. All in favor. MC.

Secretary Certification:

I certify that the foregoing is a true and correct copy of the minutes.

Date: ___ / ___ / _____

Print Name

Signature

Chair Approval:

I certify that the foregoing minutes were approved by the Board of Directors.

Date: ___ / ___ / _____

Print Name

Signature